

APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # 718 - Project # P2X-23-00101

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: Lots 17-18; NX-1 and Lot 19; R4

Proposed Zoning: C3, General Commerical

Property Tax ID # C048210/C048220 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Lots 17-19 of Meadowbrook Subdivision

Address or General Location (If unknown, contact County Public Works): 541 Woodland Road and 2422 Old Hardin Road

Size of Parcel (Area & Dimensions): 1.32 acres/0.58 acres

Present Land-Use: Residential

Proposed Land-Use: Residential

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Superior Construction Properties, LLC/Chris Vlahos

832 Granite Estates Lane, Billings, MT 59101

406-672-3661 superbuilds@gmail.com

Agent(s): WWC Engineering; Aaron Redland

550 S. 24th Street W, Ste 201, Billings, MT 59102

406-671-5606 aredland@wwcengineering.com

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Chris Vlahos Date: 05/24/23

(Recorded Owner)



(1) Whether the new zoning is designed in accordance with the growth policy;

The 2016 Lockwood Growth Policy, states that the 'residents and business owners anticipate Lockwood evolving into a self-sustaining community with a recognizable town center, a thriving business corridor and industrial area, and sufficient housing options to accommodate a local workforce.' The proposed zone change would provide additional housing options for residents and temporary workers that are needed in the medical and refinery industry. In the future, the property could be developed to further the business center of Old Hardin Road to follow the trend of commercial businesses along that frontage roadway.

(2) Whether the new zoning is designed to secure from fire and other dangers;

The change of NX-1, Mixed Residential and N4, Large Lot Suburban Neighborhood to C3, General Commercial zoning would not create any dangers within the neighborhood. With the zone change, the developer intends to continue to use the properties for residential use. In the future, there may be a commercial building constructed which would follow the zoning and building code requirements at the time of construction. There is an existing fire hydrant located at the intersection of Woodland Road and Old Hardin Road, therefore there are no anticipated dangers of fire protection with the development.

(3) Whether the new zoning will promote public health, public safety and general welfare;

The proposed zone change from NX-1 and N4 to C3 would allow for the developer to expand existing residential development within the area. The infrastructure for the existing development, such as water and sewer, were previously installed and approved. The stormwater of the existing site is following historical drainage patterns. If there is development of a commercial building in the future, stormwater management will be required to be addressed at the time.

(4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

The proposed zone change from NX-1 and N4 to C3 could positively impact transportation surrounding the property. If, in the future, a commercial business is constructed, it will require improvements to the southerly portion of Old Hardin Road along the developer's property.

Lockwood Water and Sewer District are currently providing water and sewer service to the development.

Since the current use of the development is residential, the neighborhood schools and parks may be impacted by this zone change. This will depend on the types of individuals that become residents on the property within the development.

(5) Whether the new zoning will provide adequate light and air;

C3 development is to be for commercial development. If there is further development of the area, it would be required to include an area for stormwater to be ponded as open space. As such, the development could have an increase of structures with the open space, resulting in an increase in the impacts to light and air.

(6) Whether the new zoning will effect motorized and nonmotorized transportation;

The proposed zoning will not have a negative effect on motorized and nonmotorized transportation. The motorized transportation is entering the property from either Woodland Road or from Old Hardin Road at existing approaches.

(7) Whether the new zoning will promote compatible urban growth in the vicinity of cities and towns;

The proposed zoning allows the developer to keep the residential use of the property. The current use provides housing for local and temporary workforce within the community.

(8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;

The character of the district surrounding the subject property, is a mix of residential, commercial, and county park. The proposed zone change from NX-1 and N4 to C3 would allow the property to stay consistent with the adjacent properties along Old Hardin Road frontage which is also zoned for CX. The current use of the development is for residential which is consistent with the properties to the south and east.

(9) Whether the new zoning will conserve the value of buildings;

Immediately adjacent to the proposed development is NX-1 zoning. Although this development would be changing the type of residential development that exists within the neighborhood, it will be fitting to the commercial developments that follow Old Hardin Road frontage. The current use of the property is providing residential use for long and mid-term workforce tenants.

(10) Whether the new zoning will encourage the most appropriate use of land throughout Yellowstone County;

Given the demand of residential development within Billings, this proposed zone would allow the developer to provide additional residential property. Historically, commercial development has been following Old Hardin Road frontage and this zone change would continue that trend.

(11) Whether the new zoning, as nearly as possible, be compatible with the zoning of nearby cities and towns;

The proposed zoning will provide residential opportunities utilizing previously developed property with existing services provided by the Lockwood Water and Sewer District. With the current demand for workforce housing, this zoning is providing an opportunity to meet the needs of the community. As Lockwood continues to grow, this property could be developed to prime location for local businesses.